

Chapter 14.82 Annexations.

14.82.010	Purpose.
14.82.020	Scope.
14.82.030	Procedure.
14.82.040	Requirements for preliminary approval.
14.82.050	Conditions of annexation.
14.82.060	Annexation petition.
14.82.070	Pre-annexation zoning.
14.82.080	Final approval.
14.82.090	Alternative methods of annexation.

14.82.010 Purpose.

The purpose of this section is to provide procedures and requirements for the annexing of territory to the City of Duvall.

14.82.020 Scope.

The area within Duvall's designated Urban Growth Area is subject to this chapter. Areas in the Urban Growth Area Reserve shall not be annexed until such time as the area is designated with a specific land use through an amendment to the Duvall Comprehensive Plan. Municipal annexations for public purposes are permitted in the Urban Growth Area Reserve.

14.82.030 Procedure.

Applications to annex land to the City of Duvall shall follow the procedures set forth in DMC 14.08, Permit Processing, Chapter 35A.14 RCW, and the provisions noted below. This chapter shall apply only to the direct petition method of annexation provided in Chapter 35A.14 RCW, Annexation. The provisions of RCW 35A.14 are adopted here by reference as adopted or as hereafter amended.

14.82.040 Requirements for preliminary approval.

Within 60 days of the filing of a "Notice of Intent" petition by the owners of not less than 10 percent in assessed valuation of the property for which annexation is sought, the City Council shall meet with the initiating parties. The City Council may approve, approve with conditions, approve with modifications to the request or deny the request. If the City Council approves the annexation request then an annexation petition may be circulated. Denial of an annexation request is not appealable.

14.82.050 Conditions of annexation.

When considering a proposal to annex territory to the City, the City Council shall evaluate the following factors:

- A. Whether to accept, reject, or geographically modify the proposed annexation;
- B. Whether to require the simultaneous adoption of a proposed zoning regulation;
- C. Whether to require the assumption of all or any portion of existing City indebtedness by the area to be annexed.
- D. Whether the annexation will be consistent with this Title and the Duvall Comprehensive Plan;
- E. If the annexation is for residential land use, whether sufficient documentation has been provided to determine whether the cost of providing City services will exceed the amount of tax revenues received from the proposed area.

- F. Whether any conditions should be imposed as a prerequisite for annexation. The City can impose conditions related to utilities, roads, parks, and other conditions as necessary.

14.82.060 Annexation petition.

The annexation petition must be signed by owners of not less than 60 percent of the assessed value of property within the area sought to be annexed. In cases where the boundary of the proposed annexation area is at least 80 percent contiguous to the City, then the annexation petition must be signed by owners of not less than 50 percent of the assessed value of property within the area sought to be annexed.

14.82.070 Pre-annexation zoning.

The City Council shall establish zoning for territory effective upon the annexation of that territory as set forth in DMC 14.10, and consistent with the Duvall Comprehensive Plan and this Title. Pre-annexation zoning of territory in the Reserve for public use shall have a default designation of low-density residential.

14.82.080 Final approval.

If the City Council approves the petition, it shall approve the annexation by ordinance. The approved application and ordinance shall be forwarded to the Boundary Review Board for its final approval.

14.82.090 Alternative methods of annexation.

Annexation may also be processed under the alternative methods provided in Chapter 35A.14 RCW, incorporated by reference.